

**Minutes**  
**Historic District Commission Meeting**  
**Monday, June 17, 2013**  
**Town Hall Meeting Road, Old Town Road**  
**7:00 pm**

**Present:** Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Claire McQueeney, Dennis Riordan, and Mark Vaillancourt. **Absent:** Michael Ballard. Terri Chmiel, Administrative Assistant was present for the recording of the minutes.

**Call to Order**

Chair William Penn called the meeting to order at 7:00pm.

Mr. Gilpin made a motion to rearrange the order of the agenda placing the modification of the awning for Old Island Pub after the approval of the minutes.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)                      0 Nays  
1 Absent (Ballard)

**Matters from the Public not on the Agenda**

No public comment at this time.

**Approval of May 15, 2013 Minutes**

Mr. Gilpin made a motion seconded by Mr. Riordan to defer the approval of the May 15, 2013 minutes until the July meeting.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)                      0 Nays  
1 Absent (Ballard)

**Ratify the modification of the awning for the Old Island Pub.**

Lewis H. Gaffett, business co-owner presented. Mr. Gaffett is before the Commission requesting a color change for the awning approved at the May 15, 2013 meeting. He wishes to change from the approved dark green to the Sand 1812 color as submitted in the graphic dated June 3, 2013. The request is to select a neutral color to match the existing color of the deck. Mr. Penn polled the Commission on the color change:

- Ms. McQueeney stated she prefers the green color, but the sand color change would have no negative effect.

- Ms. Ball noted the nice color of the new table umbrellas.
- Mr. Gilpin did not have a problem with the change.
- Mr. Vaillancourt stated the sand color would blend in and the darker color not as noticeable.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approve BIEP LLC, Plat 5, Lot 10 for Old Island Pub modification change from a previously approved application from a forest green to a sand color awning.

4 Ayes (Penn, Vaillancourt, McQueeney and Gilpin)  
1 Absent (Ballard)

2 Nays (Ball and Riordan)

**Sign Application:**

**Andiamo LLC. Plat 6, Lot 88.** Application by Johanna Ross for Island Mist to install new signs and a sandwich board.

Johanna Ross, business owner for Island Mist presented. Ms. Ross presented a sign tabulation of building frontage equaling 204' on Chapel and Weldon's Way and total square footage of signs totaling 107'. Ms. Ross is proposing two wall mounted signs. The proposed hand painted sandwich board measuring 2' x 5' will be located to the front of the porch; without blocking the sidewalk.

Ms. Ball made a motion to approve the installation of new signs and a sandwich board for Island Mist, Plat 6 Lot 88 based on the following findings of fact:

- The applicant has met all the requirements under the sign ordinance of Section 504 of the Town of New Shoreham Zoning Ordinance.
- Location for the approved signs will be located on Chapel Street and Aldo's Way.
- The building is located in the Historic District and is of new construction.
- The approval of the double sided sandwich board as presented; to be taken in each night

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)  
1 Absent (Ballard)

0 Nays

Mr. Penn stated for an editorial comment the "as built" applications are an insult to the Commissioners of the HDC, business owners located in the historic district, and voters. Mr. Penn stated he is personally committed to holding an emergency meeting with applicants, if time constraints are a factor.

**Final Review:**

**Eleanor T. Mott. Plat 5, Lot 69-4.** Application by Humphries Inc. DBA the Oar to erect a walk-in cooler including an outdoor condensing unit.

Steve Draper, business owner of The Oar Restaurant presented. Mr. Draper presented photos of the newly installed walk-in cooler located next a cooler that has been in place for 15 years. The proposed screening will

be similar in designed to the screening located at the Old Post Office Bagel Shop. The screening will be fastened all the way around except where the doors are located. The screening material will be cedar.

Mr. Gilpin made a motion to approve the new screening of the coolers for The Oar Restaurant, Plat 5, Lot 69-4 Eleanor T. Mott based on the following findings of fact:

- The approval is for new screening around two existing coolers.
- The approval is for construction of cedar material left natural to weather.
- The approval of the design is based on the submitted photo as presented.
- The site plan is modified with the addition of the second cooler as part of the application.
- The opening assessing two (2) existing doors to the coolers.
- The building is located in the Historic District, but not a contributing structure.

Mr. Vaillancourt seconded the motion.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)  
1 Absent (Ballard)

0 Nays

**BI Resorts, Inc. Plat 7, Lot 6 & 7.** Application by BI Resorts, Inc for alterations to the 1661 Inn and Guest House and renovation of a laundry to a guest room.

Steve Draper, property owner presented. Mr. Penn noted a change to the agenda from final to preliminary review on this application. Mr. Draper explained this was a laundry room, and he is proposing to change the use to a guest suite including a ten (10') foot deck extension to the south. Mr. Penn asked the applicant to come back with architectural details. Mr. Penn noted the east and west elevation were reversed in labeling.

Mr. Gilpin made a motion for preliminary approval of BI Resorts, Inc. Plat 7, Lots 6 & 7 based on the following findings of fact:

- The building project is located within the historic district.
- The approval is for alterations and an addition to an existing structure.
- The basic roof line will be comparable in massing.
- Approval for a ten (10') foot extension to the south with a small gable end extension to the east side, and an east side deck.
- Applicant to come back with final architectural details as per the requirements of the HDC.

Ms. McQueeney seconded the motion.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)  
1 Absent (Ballard)

0 Nays

**Charles R.S. & Michele Gay.** Application by Charles & Michele Gay to construct an outdoor shower.

Charles Le Roy represented on behalf of the owner. Ms McQueeney recues herself; she is a neighbor to the Gays. The owners wish to receive approve for the enclosure. Mr. Le Roy is proposing an enclosure of 45” wide with a depth of 49 ½” constructed of white cedar with bevel round posts. The owners may request a roof or the extension of the roof line if privacy is a concern.

Mr. Vaillancourt made a motion seconded by Mr. Gilpin to approve the construction of an outdoor shower for Charles & Michele Gay, Plat 7 Lot 76 based on the following findings of fact:

- The approval to install a shower enclosure kit.
- The approved material is a white cedar attached to posts anchored in the ground.
- This is new construction located in the historic district.
- The applicant will need to come back before the Commission if a roof is installed above the shower enclosure.

5 Ayes (Penn, Ball, Vaillancourt, Gilpin and Riordan)

1 Absent (Ballard)

0 Nays

1 Recued (McQueeney)

Ms. McQueeney returned to the meeting.

**Calvez, LLC. Plat 6, Lot 119.** Application for Darius by Christina Zendt for installation of mini split air conditioning and heat pumps.

Ms. Christina Zendt property owner presented. Ms. Zendt is proposing the installation of three (3) mini split air conditioning (a/c) units. Mr. Penn commented on this being the second applicant to come before the board regarding a/c units. The Commission sought guidance from the Rhode Island Historic Preservation. The Commission is in receipt of an email from Virginia Hess addressing a/c compressors.

Ms. Zendt discussed two of the newly installed units screened with lattice and fencing which meet the HDC guidelines and the third compressor located on the roof visible from the library parking lot.

Mr. Penn made a motion to approve two (2) air conditioning units for Darius, Plat 6, Lot 119 based on the following findings of fact:

- The approval is for the two (2) ground units’ screen with lattice.
- The approved units are located on the west side of the building.
- Action is deferred to the roof mounted a/c condensers located on the south side of the building to the next meeting.
- Building located in the Historic District.

Mr. Gilpin seconded the motion.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)  
1 Absent (Ballard)

0 Nays

**New Business:**

**Trademark Signs**

Mr. Gilpin discussed the definition of a trademark signs.

**Illegal Signs**

Ms. McQueeney discussed no action on the part of the Building Official regarding the request of sign violations for the Old Harbor Take Out; as well as the illegal a/c units at the Bellevue. Discussion ensued regarding general enforcement of sign violations. The following businesses have illegal signs:

- Narragansett – menu board
- Channel Marker – two menu boards
- Clayhead Salon & Spa – disobeyed the law in displaying an illegal sign on the well of the Post Office property after approval was granted for a sandwich board.

Mr. Penn asked Terri Chmiel to set up a meeting with Nancy Dodge, Marc Tillson, Mr. Penn and Mr. Gilpin to discuss how to handle the violations.

**Adjournment**

Mr. Gilpin made a motion seconded by Ms. McQueeney to adjourn the meeting at 8:05pm.

6 Ayes (Penn, Ball, Vaillancourt, McQueeney, Gilpin and Riordan)  
1 Absent (Ballard)

0 Nays

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: July 15, 2013